



FRANCISCAN ROAD, SW17
£750,000 SHARE OF FREEHOLD

A CHARMING THREE-BEDROOM PERIOD MAISONETTE WITH A PRIVATE GARDEN IN A SOUGHT-AFTER LOCATION

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DESCRIPTION:

Nestled on the first floor of a characterful period building, this spacious maisonette offers a wonderful blend of timeless charm and modern convenience. Boasting three well-proportioned bedrooms, the property is perfect for families, professionals, or anyone in need of extra space to work from home.

On the first floor, you'll find a sleek, fully fitted modern kitchen, a beautifully appointed family bathroom featuring both a bathtub and a separate rainfall shower, as well as the first of the three bedrooms. The remaining two bedrooms are located on the upper floor, one of which enjoys the added luxury of its own en suite. A private, south-easterly facing garden completes this exceptional home.

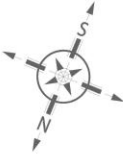
Located in a desirable area, the property is just moments from local amenities, reputable schools, and excellent transport links, ensuring everything you need is within easy reach. Franciscan Road is well situated for both Tooting Bec and Tooting Broadway and Tooting Bec Common and Balham High Road are also a short stroll away.

Wandsworth Council Tax Band: C



Franciscan Road, SW17

Approx. Gross Internal Floor Area 1364 sq. ft / 126.72 sq. m (Including Restricted Height Area & Eaves)
Approx. Gross Internal Floor Area 1110 sq. ft / 103.08 sq. m (Excluding Restricted Height Area & Eaves)



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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